042.0	0004	0002.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 693,100 / 693,100
					USE VALUE: 693,100 / 693,100
					ASSESSED: 693,100 / 693,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUGHES KENNETH W--ETAL
Owner 2:	HUGHES CLAUDIA J
Owner 3:	
Street 1:	20 WEBSTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2,963 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1875, having primarily Clapboard Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2963.000	286,000		407,100	693,100
Total Card	0.068	286,000		407,100	693,100
Total Parcel	0.068	286,000		407,100	693,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.60 | /Parcel: 418.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	29052
GIS Ref	
GIS Ref	
Insp Date	11/12/18

!3535!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,100	0	2,963.	407,100	693,200	693,200	Year End Roll	12/18/2019
2019	101	FV	226,700	0	2,963.	432,600	659,300	659,300	Year End Roll	1/3/2019
2018	101	FV	226,700	0	2,963.	315,500	542,200	542,200	Year End Roll	12/20/2017
2017	101	FV	226,700	0	2,963.	274,800	501,500	501,500	Year End Roll	1/3/2017
2016	101	FV	226,700	0	2,963.	234,100	460,800	460,800	Year End	1/4/2016
2015	101	FV	213,900	0	2,963.	229,000	442,900	442,900	Year End Roll	12/11/2014
2014	101	FV	213,900	0	2,963.	188,300	402,200	402,200	Year End Roll	12/16/2013
2013	101	FV	213,900	0	2,963.	179,100	393,000	393,000		12/13/2012

PRINT

Date	Time
12/10/20	18:45:49

LAST REV

Date	Time
04/09/19	14:14:37
apro	
3535	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUGHES KENNETH/	22885-507		2/3/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	29052
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/24/2009	108	Re-Roof	2,900					
7/19/1994	354	Manual	2,500					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/27/2009	Measured	372	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Meas/Inspect	197	PATRIOT
8/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2963		Sq. Ft.	Site		0	80.	1.72	1									407,111						407,100	

Total AC/HA: 0.06802 | Total SF/SM: 2963 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,111 | Spl Credit | Total: 407,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	2 - Softwood	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34169960
Const Adj.:	0.98500001
Adj $ / SQ:	171.805
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388523
Depreciation:	102570
Depreciated Total:	285953

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

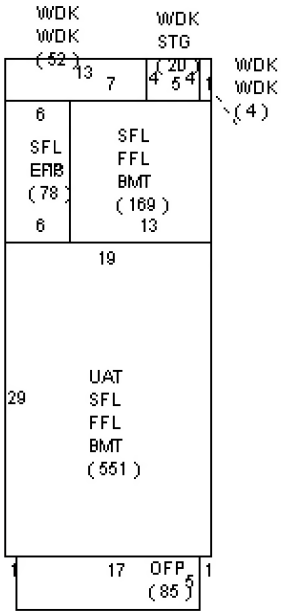
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.80
Special Features:	0	Val/Su Net:	106.28
Final Total:	286000	Val/Su SzAd	188.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	798	171.800	137,100
BMT	Basement	720	51.540	37,110
FFL	First Floor	720	171.800	123,699
UAT	Upper Attic	138	96.210	13,253
WDK	Deck	132	13.370	1,765
OFP	Open Porch	85	35.370	3,007
EFP	Enclos Porch	78	61.200	4,773
STG	Storage	20	15.760	315
	Net Sketched Area:	2,691	Total:	321,022
Size Ad	1518	Gross Are	3104	FinArea 1656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X7	A	FR	1970	0.00	T	49	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	